039.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,700 / 709,700
					USE VALUE:	709,700 / 709,700
					ASSESSED:	709,700 / 709,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		UNIVERSITY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MESSINA LORRAINE & PETER
Owner 2:	
Owner 3:	
Street 1:	18 UNIVERSITY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MESSINA LORRAINE -
Owner 2:	-
Street 1:	18 UNIVERSITY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2394 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	316,000	500	393,200	709,700
Total Card	0.149	316,000	500	393,200	709,700
Total Parcel	0.149	316,000	500	393,200	709,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 296.45 /Parcel: 296.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 25804
GIS Ref:
GIS Ref:
Insp Date: 10/31/18

!3201!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	316,000	500	6,480.	393,200	709,700		Year end	12/23/2021
2021	101	FV	304,600	500	6,480.	393,200	698,300		Year End Roll	12/10/2020
2020	101	FV	304,500	500	6,480.	393,200	698,200	698,200	Year End Roll	12/18/2019
2019	101	FV	242,500	0	6,480.	356,400	598,900	598,900	Year End Roll	1/3/2019
2018	101	FV	242,500	0	6,480.	337,900	580,400	580,400	Year End Roll	12/20/2017
2017	101	FV	242,500	0	6,480.	294,900	537,400	537,400	Year End Roll	1/3/2017
2016	101	FV	242,500	0	6,480.	251,900	494,400	494,400	Year End	1/4/2016
2015	101	FV	226,900	0	6,480.	233,500	460,400	460,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:44:30

LAST REV

Date	Time
11/17/21	10:23:37
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3201

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MESSINA LORRAI	54540-560		4/14/2010	Convenience	1	No	No		
REPPUCCI ANTONE	31920-445		10/13/2000	Family	1	No	No	4	
LYNCH WALTER	28834-317		7/14/1998		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	25804
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/1994	158	Manual	7,050					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Meas/Inspect	HS	Hanne S
1/21/2009	Meas/Inspect	336	PATRIOT
3/1/2000	Meas/Inspect	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA: 0.14876 | Total SF/SM: 6480 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 393,217 | Spl Credit: | Total: 393,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.17238808
Const Adj.:	1.03020000
Adj $ / SQ:	132.857
Other Features:	77840
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388191
Depreciation:	72203
Depreciated Total:	315987

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

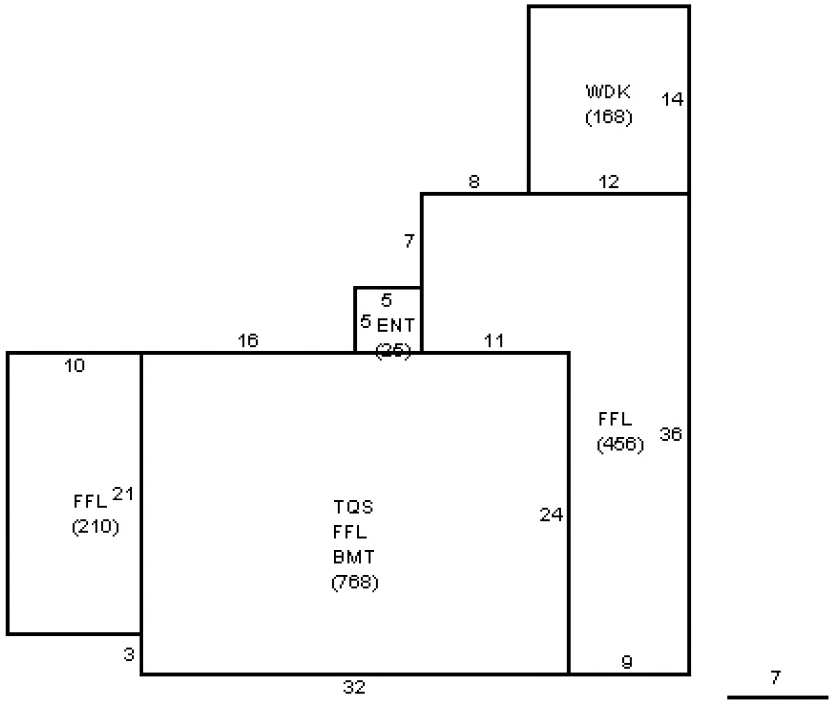
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	132.86
Special Features:	0	Val/Su Net:	106.36
Final Total:	316000	Val/Su SzAd	157.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,434	132.860	190,517
BMT	Basement	768	52.810	40,559
TQS	3/4 Story	576	132.860	76,526
WDK	Deck	168	12.310	2,069
ENT	ENTRY	25	27.200	680
	Net Sketched Area:	2,971	Total:	310,351
Size Ad	2010	Gross Area	3163	FinArea 2394

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1996	0.00	T	18.4	101						
19	Patio	D	Y	1	10X10	F	AV	2000	5.40	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500